

**Minutes of the Carlisle Board of Health
August 19, 2014**

AGENDA

Minutes – 7/29/14

Bills

Administrative Reports

Discussion Items

Benfield Update – Luke Ascolillo (Conservation Commission)

100 Long Ridge Road (Brem Properties)

- **Project Description**

81 Russell Street (Garrison Place)

- **Senior Open Space Community – engineering comments**
- **Sewage Disposal System – engineering review**
- **Verify room count**
- **Draft Master Deed and Restrictions (distributed 7/29/14)**

Discussion Items Long Ridge Road – report on Zoning Board 8/11/14 hearing

The meeting was called to order by the Chairman at 7:05 pm at town hall. Present were Board members Bill Risso (Chairman), Lee Storrs, Donna Margolies, and Cathy Galligan. Also present were Linda Fantasia, Health Agent, and Bob Zielinski (Carlisle Mosquito)

MINUTES

It was moved (Galligan) and seconded (Margolies) to approve the minutes of 7/29/14 as amended. Motion passed 3-0-1 (Margolies was not present for the meeting).

BILLS – payrolls and engineering expenses. Engineering costs for July increased due to an increase in applications and construction starts.

It was moved (Galligan) and seconded (Storrs) to approve the bills as presented. Motion passed 4-0-0.

ADMINISTRATIVE REPORTS

Mass Health Officers Assoc. (MHOA) Annual Conference – 10/22/14 to 10/23/14. Funding may be available from the state as long as conference attendees participate in emergency preparedness trainings.

Local Public Health Immunization Billing Webinar – 9/10/14 12-1 pm. This training will include setting up revolving accounts and how to bill insurance companies following a public flu clinic.

Ebola Virus - Mass. Dept. Public Health (MDPH) provided local Boards of Health with a clinical advisory prepared by the Boston Public Health Commission for the *Management of Suspected Ebola Virus Cases or Contacts*.

2014 Flu Vaccine Recommendations for state supplied free vaccine have been issued. Priority is given to children 6 months to 18 years of age, uninsured adults and all adults seen at a public flu clinic.

Bats and Rabies - MDPH issued an *Advisory on Bats and Rabies* for local public health describing safe handling procedures, testing and exposure guidelines. Encounters with bats increases during the hot summer months when bats move out of attics and into cooler living areas.

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Shelter Trainings - Region 4A is considering holding a functional shelter training in October in collaboration with the Northeast Regional Council (NERAC) for Homeland Security.

Community Incentive Grant – the Housing Authority is working with a few other towns on a grant application to support the hiring of a consultant to prepare an owner's guide for living in a multi-unit development. Response needed by 9/2/14. Fantasia will forward the draft abstract to Board members.

343 Bedford Road – Fantasia reported that an inspector from the state division of water supply was concerned about friable asbestos in the basement of the rental house. The tanks for the public water supply are in the cellar. He had informed the owner, Mike Kimball, about the problem two years ago but nothing has been done. He planned on issuing an Order. The Board agreed to contact Kimball about the problem.

DISCUSSION ITEMS

Benfield Leaching Field – Luke Ascolillo, Conservation Commission Chairman, and Sylvia Willard, Conservation Administrator, appeared before the Board. Ascolillo explained that the Commission was concerned about pieces of asphalt mixed in with the fill which was used as cover over the disturbed areas of the Benfield Conservation land. The Commission wanted the fill to be power raked to remove the asphalt. The Commission plans on hiring a Licensed Site Professional to assess the condition of the fill and potential land impacts. The area affected also includes the cover over the leach field which is under the jurisdiction of the Board of Health. This area would not be power raked. Risso explained that the Board discussed the issue with the developer NOAH. The Board decided that the field should be staked by the design engineer before any work was done. They could then either reseed or stabilize the area and reseed in the fall. The Board does not want any power machinery digging into the field since the leaching system consists of drip tubing buried 8-12" below grade. A power rake might mistakenly pull up a line. Risso asked if the soil had been tested to see why the first seeding did not take. Willard said there is spotty cover with fairly high weeds so it is difficult to tell how much has grown in. The planting was late in the season. The Conservation Restriction specifically prohibits asphalt in fill. This might also affect the soil in the community gardens. The asphalt probably came from cutting into the paved road near the entrance which was mixed in the stockpile of dirt on site. Ascolillo would like the Board's approval before proceeding with power raking that area around the system. The Board agreed that the work could be done outside the perimeter of the leaching bed.

Chikungunya Virus – Galligan agreed to reply to a resident concerned about this novel virus. She had researched the mosquito carrier which has not yet been found in New England. The mosquito breeds in containers or water so spraying would not be effective. Residents need to remove any water holding containers and continue to use mosquito repellents.

100 Long Ridge Road (Brem Property 40B) - Jeff Brem appeared before the Board on behalf of LifeTime Green Homes. A number of abutters were also in attendance.

Brem described the proposed layout of the 20 house development which will be located on 9.84 acres off Long Ridge Road. The existing house was built in 1974 and will remain. All abutting properties are 2.0 or more acres. The project area is at the end of original development roadway. The land was originally owned by William Burke, founder of Deck Houses. All of the houses in the area are Deck houses. Brem described the soils on the site and the general contours of the terrain towards a wetland in the east. He has filed a Notice of Intent with the Conservation Commission due to an intermittent stream that bisects the property. The soil absorption system is close to one nearby well. All other existing wells are greater than 200'. He described the proposed drainage system and impacts of a 100 year storm, noting that all grading is away from neighboring properties.

The proposed septic system will consist of two alternative technologies, a drip dispersal system in the leaching area and a pretreatment Singulair FAST system. Effluent will be pumped via a force main to the soil absorption system. Title 5 requires that all systems over 2000 gpd be pressure dosed. Brem is proposing a Perc-Rite drip dispersal system which is pressure dosed. He is considering installing E-1 grinder pumps in the basement of each unit instead of pump stations. These are very effective and easy to maintain.

The development will not have a public water supply. Every two to three units will be served by a private well. The wells will be owned by the subunits not the condominium association. Special language is required to document this type of ownership which must also be approved by the Dept. of Environmental Protection. The Board has asked Brem to obtain a determination on the water supply from DEP. Brem said he is trying to arrange a meeting with DEP and counsel. The site does not lend itself to a Public Water Supply due to the Zone I radius that would be required. Brem does not see any problem with installing 8-9 private wells which he believes should have no impact on any abutting wells.

Brem is willing to do a hydrogeological study. He does not have a problem with installing monitoring wells or setting a limit for nitrogen. He is offering to do pre and post testing of abutting wells but needs the locations. This requires permission of the owners. The state only requires a 50' separation between public wells. It is unlikely that drilled wells will influence each other since the water comes from different fissures in the bedrock.

Risso asked how potential impacts on wells would be evaluated if the wells are being phased in with construction. Brem said the hydrologists will debate this. He is willing to post a bond until the post testing results. His application has included a nitrogen chart and a nitrogen loading easement for the Board to consider. The easement will be granted from 90 Long Ridge Road for the benefit of 100 Long Ridge Road. This requires limiting the septic design flows on 90 Long Ridge to a maximum of five bedrooms. The grant of easement must be approved by the Board of Health. He would like this done before the lot which is under development is sold again.

The Board thanked Brem for his presentation. There were no questions from the audience.

81 RUSSELL STREET GARRISON PLACE – present for the meeting was William Hall of Stamski & McNary, and JJ Cohen, developer.

Before the Board were two applications, one for a Senior Residential Open Space Community (SROSC) special permit to be issued by the Planning Board and a second for the Sewage Disposal System design to be issued by the Board. Both applications had been reviewed by Rob Frado.

The Board reviewed Frado's comments on the SROSC asking how wood waste would be handled. Cohen said it would be removed from the site. The Board also noted that some of the test pits showed shallow ledge. Hall said the septic location was moved to avoid ledge.

Hall described the project. The proposed development will have 16 two bedroom units for a total of 332 bedrooms. The development will be age restricted and occupancy will be regulated by a Condominium Master Deed. One resident must be 55 years old and no one younger than 18 years old may permanently reside in the unit. The septic system has been designed in accordance with local regulations (165 gpd per bedroom) compared to Title 5 design flows (150 gpd/unit for senior housing or 220/gpd/bedroom). The total daily flow is 5,280 gpd. The design utilizes a Bio-microbic FAST alternative technology for pretreatment and a Perc-Rite drip dispersal system since the leaching area needs to be pressure dosed. Groundwater mounding calculations have been provided along with a nitrate loading assessment showing no greater than 5 mg/L of nitrogen at the property boundary. This assessment takes into account the entire project and is therefore more comprehensive than just the sewage disposal system. A Public Water Supply is proposed. Hall then reviewed Frado's comments which will all be addressed in a revised plan. Frado has recommended that the groundwater mounding and nitrogen transport models be peer reviewed since this requires specialized training. The applicant has agreed to fund this request. The Board is in the process of selecting a consultant.

The Board then discussed the proposed floor plans. The plans had been modified with correct square footage, unfinished basements, and offices and studies without doors or closets. The Board remained concerned that these rooms could easily be modified and used as an additional bedroom. The Title 5 definition for a bedroom is privacy. The Board questioned how owners would be prevented from creating a third bedroom. Cohen said this would be regulated in the Master Deed. In his experience with similar projects, this has not been a problem. The Master Deed will be reviewed by town counsel. Galligan remained concerned about enforcing the bedroom restriction. Many adult children are now living with their parents. Statistics show that this is now more common than elderly parents living with family. Cohen tried to convince the Board that the residents are more likely to be empty nesters

who travel frequently or move south during the winter. The Board noted that this was his supposition and not based on data. There is still the burden of enforcement, who would do it and how. Cohen said the Homeowner's Association (HOA) has a vested interest in protecting values. The HOA would be the enforcing agency. It was unclear to the Board what the enforcement mechanism would be. Fantasia asked if the HOA could issue fines for non-compliance. Cohen said he would check with the attorney, John Burke. Burke is in the process of drafting the final Master Deed and Trust documents, and the financial guaranty required by the Board. These will be submitted to the Board for review. He had spoken with Fantasia about the financial guarantee. The Board requires an escrow account held in the name of the town.

The Board listed the following items still to be addressed: final draft of the Master Deed and Trust documents; financial guarantee documentation; revised septic plans, groundwater mounding and nitrogen transport peer review.

The Board asked if the audience had questions; Joan Parker, abutter, asked to see where the system will be located to her property. There have been changes to the plans and she has had trouble obtaining full size copies of the plans. Cohen said they were waiting until the plan was finalized. Parker said she would like to see the previous revisions. Hall said this would not be a problem. Parker agreed with Galligan's comment about adult children returning home. She is very concerned about the potential for adding bedrooms. She questioned how an HOA would evict children. Alex Parker said such an action may conflict with the state's anti-discrimination laws.

The Board was reassured that the governing documents could only be changed in a public hearing before the Planning Board. The HOA does not have this authority. The Board asked if the units had to be owner occupied. Cohen said he would check.

Alex Parker was concerned about surface runoff and other related groundwater issues. Hall explained that surface runoff decreases due to a system of retention and detention basins. The design will not change the flood elevation. Risso suggested that the Board look at mounding for the entire development including infiltration basins. This may fall under the purview of the Planning Board's peer reviewer. Galligan asked if the number of residents could be restricted. Cohen agreed to consider this. Abutter Signy Johnstone expressed concern about a small pond on her property across the street which is fed from the stream on the project property. She asked if water quality could be affected if the project septic system flooded. The Board agreed to consider this when looking at the groundwater mounding and flow direction. Hall said there is good vertical and horizontal separation between the system and the flood plain. There should be no impact. The Board will want to know how much dilution of nitrogen will occur up to the property lines. Hall said the system also includes a FAST and Perc-Rite drip dispersal for additional treatment.

There was no other discussion. The Board thanked the audience for their input.

DISCUSSION ITEMS

100 Long Ridge Road – The Zoning Board is in the process of choosing an engineering consultant. The two finalists are Horsley & Witten and Judith Nitsch Assoc. The Board may check with Nitsch Assoc. to see if they would be available under their current Planning Board's contract to do the groundwater mounding analysis for Garrison Place.

Mosquito Control History – tabled to next meeting.

NEW BUSINESS

95 Hanover Road –work has not yet started on inspecting the fill in the septic bed. There is now a contractual dispute between the owner and the gravel company. The owner spent approximately eight hours searching through Board of Health property files last week. The activity was a disruption in the land use office area. The owner also complained to Risso on how she was being treated. The Board had previously advised the owner that no additional engineering services would be provided until an advance payment for services was received. No payment has been received.

Winter Shut Down – the Board is concerned that installers will ask to continue work beyond November 30th. Last year the Board granted a number of extensions only to find out that in many cases the extensions were not necessary. Trying to finish all inspections and paperwork within a short deadline puts an additional burden on the Board's staff and consultant. Board members agreed to not issue any extensions this year unless it is a critical public health emergency. A letter will be sent to all licensed installers and design engineers prohibiting system starts after November 1st. This should allow sufficient time for systems in progress to obtain a Certificate of Compliance prior to November 30th or covered and closed until March 1st.

Meeting Dates: 9/8/14, 9/17/14, 9/30/14, 10/14/14, 10/28/14, 11/5/14, 11/18/14.

There was no further business. Meeting voted to adjourn at 9:20 pm.

Respectfully submitted,

Linda M. Fantasia
Recorder